

## Parks, Open Space, & Pathways/Trails

Traverse Mountain is a uniquely diverse property. Its exceptional qualities allow for a distinct plan for the preservation of open spaces and the development of parks and recreational lands. The following is a summary of the Parks and Open Space plan proposed for Traverse Mountain.

Traverse Mountain will develop 4.8 acres of public park space and .71 acres of private park space per 1000 people. Population is determined by using 3.8 persons per detached dwelling unit and 3.2 persons per attached dwelling unit. The amount of acres of public and private park space will be determined per the number of dwelling units and the type of dwelling units whether it be detached or attached so long as 4.8 acres of public park space and .71 acres of private park space per 1000 people are maintained. This Area Plan contemplates that there will be 3193 detached dwelling units and 2619 attached dwelling units. The public and private park space for the Area Plan has been calculated as follows:

### Public Park Acreage

3193 detached dwelling units x 3.8 persons = 12,134

2619 attached dwelling units x 3.2 persons = 8,380

Total of 20,514 divided by 1000 people = 20.5 x 4.8 acres = 98.5 acres

### Private Park Acreage

3193 detached dwelling units x 3.8 persons = 12,134

2619 attached dwelling units x 3.2 persons = 8,380

Total of 20,514 divided by 1000 people = 20.5 x .71 acres = 14.6

Total Park Acreage for Public and Private is 113.1

Public and private park space means and refers to the following: "active open space, or any park and recreation facility that is not dependent upon a specific environmental or natural resource, which is developed with recreation and support facilities that can be provided anywhere for the convenience of the user. Activity-based recreation areas include, but are not limited to, baseball or softball fields, football or soccer fields, basketball courts, tennis courts, picnic areas, playground, and trails." (Lehi Development Code Chapter 36 Open Space)

Park space can be public or private. Public parks as noted in Exhibit 1 with the exception of the 13 acre public park located in East Canyon (D6) may be built as private parks at the sole discretion of the developer and will be at the sole expense of the developer to build and maintain. Private parks will be maintained by the Traverse Mountain Master Association or sub association to the master association.

Public and private park space is shown conceptually and is subject to change as it relates to the location and the size of park space. The Area Plan will provide 4.8 acres of Public park space per 1000 people and .71 acres of Private park space per 1000 people.

Parks and open spaces within Traverse Mountain are divided into three categories, which are summarized in the paragraphs below.

### Parks and Recreational Areas

Traverse Mountain proposes a series of parks and recreational areas, including community parks, and a recreation center. Maintenance of the public parks and public recreation center will be maintained by

## Parks, Open Space, & Pathways/Trails

Lehi City. All private parks will be maintained by Traverse Mountain Master Association or sub association to the master association. Reference Exhibit 1 for park locations.

Public parks and the public recreation center will be built and funded by Lehi City through the use of Lehi City Park Impact Fees. Should a private entity fund and construct a public park or the recreation center, said entity shall be reimbursed the cost of construction of the park or recreation center when sufficient Lehi City Park Impact Fees are collected to cover the costs of constructing the park or recreation center. Lehi City and said private entity will agree on parks or recreation center improvements, the costs of improvements, and when the City will reimburse said entity before any construction begins on a public park or public recreation center.

Public parks will be constructed when the planning area is developed and when sufficient Lehi City Park Impact Fees are collected to cover the costs of constructing the park. The developers of the individual planning areas will be responsible for the construction of the private parks.

The Lehi City recreation center is planned for Planning Area D6 at East Canyon. The recreation center will be constructed when sufficient Lehi City Park Impact Fees are collected to cover the costs of constructing the recreation center.

There are two private parks that will be planned, funded, and constructed by the Traverse Mountain Master Association. These two parks are the 10 acre park between the Vista Ridge and Hunter Chase neighborhoods; the other 5.4 acre park is located near the roundabout at Chapel Ridge Road and Morning Glory Road.

The 10 acre private park has not been counted as part of the 14.6 acres in the private park space calculation.

Mountain Home Development, its successor or assignee shall be obligated to deed the 5.4 acre private park property to the Traverse Mountain Master Association and to grade the 5.4 acre private park when the East Canyon grading is being performed. Mountain Home Development, its successor or assignee shall be obligated to contribute \$1,000,000 to Traverse Mountain Master Association toward the costs of improvement of the 5.4 acre private park.

Exhibit 2 shows the estimated costs of construction for each public park as of November 2011 and will change as to market conditions (no private park costs are considered in this Area Plan). Exhibit 2 also anticipates the number of dwelling units and associated park impact fees it will take for the construction of each public park facility. The Lehi City park impact fees contemplated in this Area Plan are \$2600 per detached dwelling unit and \$2170 per attached dwelling unit.

### **Pedestrian Pathways/Trails**

Walking, jogging, and bicycle riding are important elements of recreational activity. To encourage more of this activity Traverse Mountain includes an extensive amount of pedestrian pathways/trails. The pedestrian pathway system is primarily along the major arterial roads. The pedestrian pathways along the major arterial roads will be found on one side of the road. This will provide a paved pathway approximately 8 feet wide. Traverse Mountain Master Association will maintain the pedestrian pathways along all major arterial roads.

The Bonneville Shoreline Trail is a public pedestrian trail planned along the length of the Wasatch Front, through Utah, Salt Lake, and Davis Counties. It is located along the shoreline of ancient Lake Bonneville, and has become a significant community amenity for many cities and counties along the Wasatch Front. Portions of the trail have been constructed in some cities in Utah County, including Provo and Lindon. A segment of the trail is planned for at Traverse Mountain, and will be accommodated on the boundaries of development and in utility easements. The 8 foot paved portion of this trail will be maintained by Traverse Mountain Master Association in cooperation with Lehi City. The construction of the 8 foot paved portion of the trail will be made by a private entity when said private entity constructs other surface improvements which parallel the trail. The initial costs of the 8 foot paved portion of the trail shall be made by the private entity constructing the parallel surface improvements but shall be reimbursed by Lehi City through park impact fees. The costs of construction and the reimbursement of the costs will be agreed upon by Lehi City and said private entity before construction commences.

### **Open Spaces**

Approximately 900 acres of Traverse Mountain (roughly 33% of the total property) is proposed to remain as open space. Most of the areas encompass the hills and canyons that provide a backdrop for Traverse Mountain.

Improvements proposed within the areas are walking trails that will permit access to these areas for pedestrians. Certain pedestrian amenities may be provided at designated trailheads, including restrooms and drinking water. Public use of motorized vehicles will be prohibited.

The trail system will be linked into a project-wide pedestrian pathway/trail system giving open space enthusiasts the opportunity to experience Traverse Mountain up close. Trails through the open space will link the bicycle/pedestrian pathways that parallel selected major arterial roads through Traverse Mountain. Lehi City will maintain the trails system in the open space areas. These open space trails are existing trails.

The Open Space will be deed to the City upon the approval of the Area Plan.